



राजपत्र, हिमाचल प्रदेश

(असाधारण)

हिमाचल प्रदेश शासन द्वारा प्रकाशित

शिमला, शुक्रवार, 26 सितम्बर, 1958/4 आश्विन, 1880

HIMACHAL PRADESH ADMINISTRATION

REVENUE DEPARTMENT

NOTIFICATION

Simla-4, the 25th September, 1958/3rd Asvina, 1880

No. R. 24-560/58.—In exercise of the powers vested in him under rule 15 of the Rules for the Allotment of Plots in the New Bilaspur Township, published *vide* Notification No. R. 24-560/58, dated the 28th August, 1958, the Lieutenant Governor, Himachal Pradesh, is pleased to designate the Chief Engineer, P.W.D., Himachal Pradesh, as the authority competent to frame and approve the Bye-laws for the construction of building(s) on the plot(s) allotted in the New Bilaspur Township.

K. N. CHANNA,
Chief Secretary.

PUBLIC WORKS DEPARTMENT

NOTIFICATION

Simla-4, the 26th September, 1958/4th Asvina, 1880

No. PW-(B)-55-5/57-60843.—The following Bye-laws for the construction of Buildings in New Bilaspur Township, framed by the Chief Engineer, Himachal Pradesh Public Works Department, in exercise of the powers vested in him *vide* Notification No. R. 24-560/58, dated 25-9-58, under rule 15 of the Rules for the Allotment of Plots in the New Bilaspur Township, are hereby published for the information of the general public.

J. MUKAND,
Secretary.

WHEREAS under rule 15 of the RULES FOR THE ALLOTMENT OF PLOTS IN THE NEW BILASPUR TOWNSHIP, a lessee is required to construct his shop/house/residence-cum-shop, on leased plot/plots strictly in accordance with such bye-laws as may be framed and approved by the Competent Authority appointed by the Himachal Pradesh Administration;

Now, therefore, in exercise of the powers conferred upon him under rule 15, read with rules 19 and 20 of the said Rules, the Competent Authority hereby makes and promulgates the following Bye-laws for the construction of shop/house/residence-cum-shop on leased plot/plots in the New Bilaspur Township:—

BYE-LAWS

1. Short title, and commencement.—(i) These bye-laws shall be called the Bye-laws for the construction of Buildings in the New Bilaspur Township;

(ii) They shall come into force immediately.

2. Definitions.—In these Bye-laws, unless the context otherwise requires,—

- (a) “applicant” means a person who gives notice of his intention to erect or re-erect a building and shall include his legal representatives;
- (b) “footing” means the projecting courses at the base of a wall to spread the weight over a large area;
- (c) “plinth” means the portion of the external wall between the level of the approach path and the level of the floor, first above the approach path; and except in the case of stables, godown and buildings of the ware-house class, shall in no part be less than one foot above the level of the centre of the adjacent portion of the nearest street, or below such standard level as may from time to time be fixed by the Chief Engineer, Himachal Pradesh Public Works Department;
- (d) “height” of building shall be calculated from the level of the centre of the adjacent portion of the nearest approach path;
- (e) “store” means any horizontal division of a building so constructed as to be capable of use as a living or sleeping apartment, although such horizontal division may not extend over the whole depth or width of the building;
- (f) “party-wall” means—
 - (i) a wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining building belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or
 - (ii) a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side on grounds of different lessees.;
- (g) “external wall” means an outer wall of a building not being a party-wall even though adjoining a wall of another building;
- (h) “residential building” means a building used or constructed or adopted for use wholly or principally for human habitation and includes all garages, stables or other out-buildings appurtenant thereto;
- (i) “brick” means an artificially made block of clay or of lime and sand prepared under pressure and burnt in a Kiln or of sand and cement

each not exceeding twelve inches in length, six inches in breadth and 3-1/2 inches in depth and capable of sustaining pressure of not less than 450 lbs. to the square inch;

- (j) "hollow block" means block of size 16"x 8"x8" with hollow space of 25 to 30% made out of cement or stabilised earth, each to withstand a compressive stress as specified by the Chief Engineer, Himachal Pradesh Public Works Department;
- (k) "inhabited room" means a room in which some person passes the night or which is used as a living room;
- (l) "width" applied to a new road or street, means the whole extent of space within the boundaries of such road or street as laid down on the survey of the Township and measured at right angles to the courses of direction of such road or street;
- (m) "to abut", a building is said to abut on a road when the outer face of its front wall is on the road boundary;
- (n) "Barsati" means a small shed on the roof of a building used for shelter during the rains;
- (o) "Saiban" means a small open shed on the roof of a building in which to sleep during the hot weather;
- (p) "Mamti" means a small structure erected on the roof of a building at the head of a staircase to protect such staircase from the weather;
- (q) "water borne latrine" means a latrine cleaned by a water carriage system;
- (r) "public building" except where otherwise defined, means a building used or constructed or adapted to be used either ordinarily or occasionally, as a place of public worship or as a hospital, college, school (not being merely a dwelling house so used) theatre, public hall, public concert room, public lecture room, public exhibition room or as a public place of assembly or entertainment for persons admitted thereto by tickets, or otherwise, or used or constructed or adapted to be used either ordinarily, or occasionally for any other public purpose.

3. Application to build.—(i) Every applicant shall submit to the Deputy Commissioner, Bilaspur, an application in writing in the prescribed form. It shall be accompanied by,—

- (a) a site plan in triplicate to a scale of not less than 32 feet to an inch;
- (b) plans, elevation and section of the proposed structures to a scale of 8 feet to an inch.

(ii) In case of construction of building on Government land the application shall be accompanied by plans, elevation and sections in quaduplicate.

(iii) On these plans all proposed additional erections or additions or alterations to the existing structures shall be shown in red colour.

4. Site Plan.—The site plan referred to in the bye-law above will be fully dimensioned and will show—

- (i) the boundaries of the site;
- (ii) the direction of the north point relative to the plan of the building;
- (iii) the streets and roads adjoining the sites with their width clearly dimensioned and names (if any) given; also all existing roadside trees, lamp posts or any other features or structures likely to affect the approach to the building;

(iv) surrounding buildings in outline within a distance of 50 feet of the compound of the proposed building;

(v) all water supply lines, sewers, drains and underground electric wires or cables passing through the plot.

5. Building drawings.—The plans, elevations and sections referred to in bye-law above will show—

(i) a plan of the ground floor and other floors in the proposed building and typical sections;

(ii) the means of access to the building and their various floors;

(iii) the method of ventilation in each room;

(iv) the open spaces or yards inside or surrounding the building;

(v) in detail the method of disposal of sewage, sullage and storm water.

6. Minimum height of rooms.—In the case of flat roof buildings the height of rooms will be 10 feet clear from finished floor level.

In the case of flat roof double storied building the height of the first floor will be 10 feet clear.

In the case of pent roof single storied building the height of the rooms upto bottom of tie beams will be 10 feet and of the *Veranda* upto eaves will be 7 feet 6 inches from finished floor level. In case of double storied pent roof building the clear height of room and *Verandah* will be 10 feet from the finished floor level for ground floor, and 10 feet clear height upto underside of the beam for the main rooms and 7 feet 6 inches upto the eaves of the *Verandah* from finished floor level for first floor.

7. Barsati.—A 9 feet high *Barsati* will be permitted with a W. C. on the terrace.

8. Number of storeys.—No residential building with more than two storeys above the ground floor level shall be erected; provided that a *Barsati* which is open on three sides and a *Mamti* over the staircase and latrine shall not be considered as a separate storey for this purpose.

9. Stables and cow houses.—(a) The distance of a stable or out-houses or a place for keeping animals shall not be less than thirty feet from any room in the same premises or in any other building.

(b) No living room will be permitted to be built over a stable or cow house.

(c) No cow house or stable will have direct communication with any room used for human habitation.

10. Minimum size of rooms.—Every room intended to be used for human habitation; or which may be used for human habitation, will have a floor area of not less than 100 square feet.

11. Ventilation of rooms.—Every room which is intended for human habitation shall be provided for the purpose of light and ventilation with windows, doors, or other aperture (having a total area not less than one-fourth of the floor area of the room) which open directly on to a space (at least 8 feet wide) which is open to the sky or on to *Verandah* opening on such a space; and these will be so arranged as to ensure through ventilation to the satisfaction of the Executive Engineer, New Bilaspur Township Division, Public Works Department.

12. Ventilation of water closets and bath rooms.—All W. C.s and rooms solely used as bath rooms or lavatories must be provided with means to ensure constant ventilation in addition to a window at least 2' x 1', opening directly into the external air.

13. Projection from buildings.—No balcony, *Verandah* or steps or other projections from the face of a building shall be allowed to be built on or over any road or beyond boundaries of applicants land; provided that a *Chhaja* or sun shade a projection of which is not more than 2 feet 6 inches from the face of the building may be permitted on or over any road or public space or over the land leased out to him.

14. Necessary offices.—Every house intended for human habitation will have, in addition to the usual offices a kitchen with provision for food storage, a bath room or washing platform and a pantry or other suitable arrangement, properly drained, for the cleaning of kitchen utensils. Detail of such offices must be shown on the site plan.

15. Chimneys.—Every kitchen or cooking place will be provided with a smoke flue or chimney of adequate size, the minimum internal dimensions of which will be carried to a height of at least 3 feet above the roof level of the building.

16. Separate flues for each chimney.—Every chimney leading from a kitchen or from any fireplace will have a separate smoke flue.

17. Smoke flues to be pargetted.—Every flue included in a building is to be suitably rendered or pargetted unless lined with a fire brick or fire proof clay at least 1 inch thick.

18. Floor beneath fireplace.—Floors beneath and around every fireplace for a width of 3 ft. shall be rendered fire proof by covering with earthenware tiles, cement concrete or other fire proof material.

19. Wood work in chimneys.—No wood work will be permitted in a construction of a building nearer than 9 inches from the inside of any flue.

20. Dry service latrines.—No dry service latrines will be permitted in any house or building.

21. Floor of W. C.s.—The floor of W. C. will be made of masonry plastered with cement or otherwise rendered impermeable and will have a fall of half inch to a foot towards a drain. The walls will be similarly treated to a height of 3 feet.

22. Position and ventilation of the W. C.s.—(i) Every water borne W. C. will be so constructed as to have at least one side as an external wall abutting directly on a street or an open space at least 100 sq. ft. in area.

(ii) Every W. C. will have window measuring at least 2 square feet opening on the external wall as well as some means of permanent ventilation.

23. Approach to W. C.s.—No W. C. will be so constructed as to be approached directly from any room used for the manufacture, preparation or storage of food or used as a factory workshop or workplace.

24. Floor area of W. C.s.—The minimum floor area of any W. C. will be 15 square feet the minimum width of which will be 3 feet. If arranged in multiple compartments the floor area of each compartment will not measure less than 3' x 4-1/2'.

No disposal of sullage and kitchen water will be allowed through open service drains and these will be connected to underground sewer as dry system latrines will not be allowed, only W. C. will be constructed which may even be 'B' type (without cistern and over-head tank).

25. Cistern to be mosquito proof.—All flushing cisterns and storage tanks will be of approved mosquito proof pattern.

26. Storm water drainage.—(a) Adequate provision will be made for the proper drainage of rain water from the building and also of surface water from the compound of the building. This will be led by separate drains to the storm water drain.

(b) *Parnallas* or spouts will not be permitted from the roofs of houses except those discharging into one's own premises. *Pucca thuries* (Platform) must invariably be provided under spouts unless they discharge directly into drains. These must discharge into channels or drains constructed to receive and carry away rain water without causing dampness in any wall or foundation.

27. **Damp proof courses.**—All walls (internal and external) will be provided with an efficient damp proof course at the plinth level.

28. **Bath rooms.**—All rooms intended to be used solely as bath rooms will have—

- (i) a floor area of not less than 20 square feet with a minimum width of 4 feet;
- (ii) a window of superficial area of not less than 4 square feet and, if the room is only of a minimum size, some additional means of constant ventilation in the form of roof vent or "Jali";
- (iii) an impermeable floor made of smooth hard material with a suitable fall to a trapped soil pipe connection;
- (iv) an impermeable dado 3 feet high.

29. **Kitchens.**—Every room used as a kitchen will have—

- (i) a superficial area not less than 30 square feet with a minimum width of 4 feet;
- (ii) a height of not less than 10 feet;
- (iii) a window not less than 4 square feet, superficial area opening directly into the external air;
- (iv) unless separately provided for in a pantry, means for the washing up of kitchen utensils which will lead directly through a sloped sink to a grated and trapped connection to the soil pipe;
- (v) fly proof gauge covering on all doors and windows.

30. **Pantries.**—Where pantries are provided these will have—

- (i) a floor area of not less than 30 square feet with a minimum width of 4 feet;
- (ii) a sloped sink for the cleaning of kitchen utensils which will drain through a grated and trapped connection into a soil pipe;
- (iii) an impermeable floor and an impermeable dado 3 feet high.

31. **Servant quarters.**—All out-houses intended for the accommodation of servants living in the compound will have—

- (i) a covered shelter or *Verandah* not less than 6 feet 6 inches wide built in front of the living room or rooms and having smooth floor made of impervious material draining into a surface or a covered drain;
- (ii) a cooking place in one corner of the *Verandah*, for shelter this corner is to be partly bricked into a height of 3 feet from the outer edge of the *Verandah*;
- (iii) a bath room and W. C.s within the compound on a basis of one to each set of 4 quarters in addition to separate W. C. accommodation for females.

32. **Garages.**—Garages will be provided with a washing platform made of impermeable material and sloped adequately to drain into a grated and trapped connection to the sewer drain.

33. **Mezzanine floor.**—The area of a mezzanine floor will not exceed 25% of the floor area of the room over which it is constructed. Its minimum height

should not be less than 6 feet. It should also be provided with suitable ventilation with opening and aperture not less than 12-1/2% of the floor area.

34. Corridors.—(i) No internal corridor or passage-way in a public building shall be less than 6 feet wide; provided that where, not more than 200 persons are to be accommodated in any public building, any internal corridor or passage-way may be of any width not less than 4 feet 6 inches.

(ii) Every internal corridor or passage-way in a public building intended for the accommodation of more than four hundred persons, shall be wider than 6 feet by 6 inches for every hundred persons over four hundred, subject to a maximum width of nine feet.

(iii) Notwithstanding anything contained in clause (i) and (ii) instead of a single corridor or passage of the width prescribed by clause (ii) there may be two corridors or passage-ways, each being of a width equal to at least 2/3rd of the width so prescribed subject to a minimum of 4 feet 6 inches.

(iv) No internal corridor or passage-way in a private building shall be less than 4 feet wide.

35. Staircases.—In any building no staircase will be less than 3 feet in width and no step will have a rise of more than 8 inches or a tread of less than 9 inches.

Special and service staircases may be 2-1/2 feet wide.

Staircases must be covered and ventilated by a window or a ventilator to the satisfaction of the Executive Engineer, New Bilaspur Township Division, Public Works Department.

36. Grain store.—Every building intended for the storage of grain will be rat proof.

37. Back to back construction.—No back to back construction of residential quarters, will be permitted.

38. Foundations.—The foundation of every building resting directly on earth,—

- (a) will be of such width that the pressure on the earth does not exceed one ton per square feet;
- (b) will rest on undisturbed earth;
- (c) will not be less than 2 feet below ground level.

All walls will rest on concrete foundations which must project at least six inches on either side of the footings and be of a minimum depth of nine inches or greater depending on the thickness of the walls.

39. Thickness of walls.—Every person who shall undertake construction work on a residential masonry walled building, shall construct every external wall, every wall abutting on an interior open space, and every party-wall included in such work in accordance with the following specification and in every case the thickness prescribed shall be the minimum thickness of which any such wall may be constructed and the several dimensions shall apply to masonry walls built to bricks:—

- (i) Height upto 10 feet where the wall does not exceed 10 feet in height (whatever its length) it shall be 9 inches thick for its whole height.
- (ii) Height upto 15 feet where the wall exceeds 10 feet and does not exceed 15 feet in height (whatever its length) it shall be 13-1/2 inches thick for a height of 8 feet and 9 inches thick for the remaining height.
- (iii) Height upto 25 feet where the wall exceeds 25 feet in height its thickness shall be as follows:—
 - (a) If the wall does not exceed thirty feet in length, it shall be thirteen-and-half inches thick for its whole height;

(b) If the wall exceeds thirty feet in length, it shall be eighteen inches thick below the topmost storey, if it comprises more than one storey, or if it comprises a ground floor only, then eighteen inches thick for a height of 15 feet above its base, and in either case, thirteen-and-a-half inches thick for the rest of its height.

(iv) Height upto 35 feet where the wall exceeds 25 feet but does not exceed thirty-five in height its thickness shall be as follows:—

(a) If the wall does not exceed thirty feet in length, it shall be eighteen inches thick from the base for the height of one storey, and thirteen-and-a-half inches for the rest of its height;

(b) If the wall exceeds thirty feet in length, it shall be eighteen inches thick from the base for the height of two storeys, and thirteen-and-a-half inches thick for the rest of its height.

(v) Height upto 45 feet where the wall exceeds forty-five feet in height, its thickness shall be as follows:—

(a) If the wall does not exceed thirty feet in length it shall be eighteen inches thick from the base for the height of two storeys and thirteen-and-a-half inches thick for the rest of its height;

(b) If the wall exceeds thirty feet in length, it shall be twenty-two-and-a-half inches thick from the base for the height of one storey then eighteen inches thick for the rest of its height.

(vi) Height upto 55 feet where the wall exceeds forty-five feet but does not exceed fifty-five feet in height, its thickness shall be as follows:—

(a) If the wall does not exceed thirty feet in length it shall be 22-1/2 inches thick from the base for the height of one storey, then eighteen inches thick for the height of the next two storeys and thirteen-and-a-half inches thick for the rest of its height;

(b) If the wall exceeds thirty feet in length, it shall be 22-1/2 inches thick from the base for the height of two storeys and then eighteen inches thick for the height of the next two storeys, and thirteen-and-a-half inches thick for the rest of its height.

(vii) Height upto 55 feet where the wall exceeds fifty-five feet but does not exceed 65 feet in height, its thickness shall be as follows:—

(a) If the wall does not exceed thirty feet in length it shall be 22-1/2 inches thick from the base for the height of two storeys, then eighteen inches thick for the height of the next two storeys, and thirteen-and-a-half inches thick for the rest of its height;

(b) If the wall exceeds thirty feet in length it shall be 27 inches thick from the base for the height of one storey, then 22-1/2 inches thick for the height of the next two storeys and thirteen-and-a-half inches thick for the rest of its height.

(viii) Height upto 70 feet where the wall exceeds sixty-five feet but does not exceed 70 feet in height, its thickness shall be as follows:—

(a) If the wall does not exceed thirty feet in length it shall be twenty-seven inches thick from the base for the height of one storey, then twenty-two-and-a-half inches thick for the height of next storey, then eighteen inches thick for the next two storeys and thirteen-and-a-half inches for the rest of its height;

- (b) If the wall exceeds thirty feet in length, it shall be twenty-eight-and-a-half inches thick from the base for the height of two storeys and then twenty-three-and-a-half inches thick for the height of the next storey, then eighteen-and-a-half inches thick for the height of the next two storeys, and then fourteen inches thick for the rest of its height.
- (ix) Height over 70 feet where the wall exceeds seventy feet in height it shall in each case be of such thickness as shall be specially prescribed by the Chief Engineer, Himachal Pradesh Public Works Department, in that behalf.

Notwithstanding anything contained in the foregoing specifications (i) to (ix) inclusive,—

- (a) every external wall, every wall abutting on an interior open space and every party-wall of any storey which measured from the level of the floor of that storey to the level of the floor of the storey next above its, if any, exceeds ten feet in height shall not be less than thirteen-and-a-half inches in thickness;
- (b) any wall on the top storey may be nine inches in thickness if on that storey it is less than thirty feet in length.

Note:—All the dimensions of masonry in these bye-laws are exclusive of external and internal plaster.

40. Responsibility for quality and workmanship.—The person who undertakes the construction or re-erecting of a building will be responsible that the materials used are sound, of good quality and properly put together to ensure safety. Responsibility for structural stability rests with the owner but the Executive Engineer, New Bilaspur Township Division, Public Works Department, may call for information regarding these matters.

41. Definition of the work “repair”.—The word repair to buildings shall include the following works:—

1. White Washing.
2. Plastering.
3. Filling in holes in the walls.
4. Paving.
5. Re-roofing and renewal of roof beams.
6. Replacing fallen bricks, stone, beams, etc.
7. Making new interior windows, door-ways, door or renewing the same.
8. Renewal of exterior doors and windows.
9. Repair to water supply and sanitary installation.

N.B.—“REPAIRS WILL NOT INCLUDE CLOSING OF WINDOWS, DOORS OR SHUTTERS.”

42. Area to be covered.—Maximum permissible covered area on ground floor will be 55% of the area of the plot. Covered area on first floor will be 40%.

25% area of the terrace can be covered by *Barsati* and W.C.

43. Set back line.—Front set back line will be 8 feet from the compound wall for plots not exceeding 200 square yards.

44. Where under these bye-laws any act is required or authorised to be done or where a notice is required to be given by the Deputy Commissioner, Bilaspur, and/or Executive Engineer, New Bilaspur Township Division, the same may be done or given by them or by a duly authorized officer on their behalf.

45. No dry system latrines will be allowed to be built.

46. The applicants will be informed within a period of two months if Deputy Commissioner, Bilaspur, rejects the plans. If, however, no intimation is conveyed to him within this specified period the plans are supposed to have been approved by Deputy Commissioner, Bilaspur.